

TJA-NY-Cohocton Solar Farm, LLC
Public Hearing Minutes
February 14, 2023, 2 pm

A public hearing pursuant to Article 18-A of the New York General Municipal Law was held by the Steuben County Industrial Development Agency (IDA) on Tuesday, February 14, 2023, at 2 pm, local time, in connection with a proposed project in the Town of Cohocton, Steuben County, New York. The project includes construction of a 5 MW solar farm on NYS Route 371.

Those in attendance were as follows:

IDA Representative: Jill Staats, Deputy Director of Operations

Members of the Public: Nancy Freelove, Cohocton
Wendell Freelove, Cohocton
Judi Hall, Cohocton
Martin Oehlbeck, Cohocton
Jane Towner, Cohocton
Ronald Towner, Cohocton
Pete Wallace, Cohocton
William Yanda, Cohocton

Staats opened the public hearing at 2:01 pm by reading the public hearing notice. Staats noted the purpose of the hearing was to take comments on the extension of IDA benefits for the project and opened the floor for comments, which are summarized as follows:

Mr. Yanda – If this is a commercially viable project, the owner should be paying taxes.

Ms. Towner – They take up too much farmland and she is not in favor of the project.

Mr. Wallace – These projects are not supposed to be built on prime farmland, but can be built on usable farmland. However, there is no prime farmland in the area so they're being built on the only farmland available. Also, the heavy metals found in the panels contaminate the land, so it is not usable after the project is retired.

Mr. Oehlbeck – The project should not receive IDA benefits, although he does support the project itself. There is no return on investment; the community does not benefit from the project. It is not credible that the project would not move forward without IDA support. Developers get out of using local labor and local procurement. (He provided written comments as well.)

Ms. Hall – The company has not talked to them about a PILOT, so the town did not talk to them about a host agreement. Their permit will expire before they start construction. PILOTs bring jobs to the area, and this one will only bring one job. The project will devalue property values.

Staats noted that the comments would be provided to the Board of Directors. The hearing was closed at 2:23 pm by Staats.